

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF COUNCIL OF ELDERS
HOUSING CORPORATION APPROVAL OF FINAL WORKING
DRAWINGS AND SPECIFICATIONS AND PROPOSED
DISPOSITION OF PARCEL 1-8 IN THE WASHINGTON PARK
URBAN RENEWAL AREA PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Council of Elders Housing Corporation has expressed an interest in and/or has submitted a satisfactory proposal for the development of Disposition Parcel 1-8 in the Washington Park Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Council of Elders Housing Corporation be and hereby is finally designated as Redeveloper(s) of Parcel 1-8 in the Washington Park Urban Renewal Area.
2. That it is hereby determined that Council of Elders Housing Corporation possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Final Working Drawings and Specifications submitted by Council of Elders Corporation for the development of Parcel 1-8 conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel I-8 to Council of Elders Housing Corporation, said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
HOUSING-FEDERAL HOUSING COMMISSIONER
APPLICATION FOR MULTIFAMILY HOUSING PROJECT

SECTION A - PROJECT IDENTIFICATION

1. Name of Project COUNCIL OF ELDERS	2. HUD Project Number (Mortgage Ins. or Sec. 202) 023-EH108
	3. HUD Project Number (Section 8) MA06-T801-014

SECTION B - PURPOSE OF APPLICATION

TO: The Assistant Secretary for Housing-Federal Housing Commissioner: Application is being made pursuant to Item (a): ☐ 1, ☐ 2, ☐ 3 of Section M, Page 3 hereof. The undersigned desire(s) to participate, with respect to the Property and Program(s) described below. Therefore, it is requested that you give consideration to the information presented herein, for the purpose of loaning and/or approving:

☐ Mortgage Insurance: Section: _____ Mortgage: ☐ PM ☒ NP ☐ LD ☐ B-S Other _____
☐ a Feasibility Letter (Rehab.) ☒ Direct Loan Section 202 Financing: ☐ Conventional ☐ GNMA ☐ Bond ☐ State Agency
☐ a SAMA Letter (New Const.) ☐ Housing Asst. Pymnts. Sec. 8 Other **Section 202 Direct Loan**
☐ a Conditional Commitment ☐ a Preliminary Proposal Mortgage/Loan Amount: \$ **8,906,000.**
☒ a Firm Commitment ☐ a Final Proposal Interest Rate: Permanent **9.25** % Construction **9.25** %

SECTION C - LOCATION AND DESCRIPTION OF PROPERTY

1. Street Address Washington & Marcella Sts.	2. Municipality Boston	3. County Suffolk	4. State and ZIP Code Mass. 02119	5. Congressional Dist. 9
6. Type of Project: ☒ Proposed ☐ Rehabilitation ☐ Existing Year Built: 19	7. Number of Units: Revenue: 144 Non-Revenue: _____ TOTAL: 144	8. No. of Buildings 1	9. List Accessory Buildings Area n/a Sq. Ft.	10. List Recreation Facilities See attachment Area 2,575 Sq. Ft.
11. Type of Buildings: ☒ Elevator ☐ Walkup ☐ Row (T.H.) ☐ Detached ☐ Semi-Detached	12. No. of Stories 17	13. No. of Elevators 2	14. Type of Foundation: ☐ Crawl Space ☐ Partial Bsmt. ☐ Full Basement	☒ Slab on Grade
15. Structural System steel frame	16. Floor System concrete joist	17. Exterior Finish brick veneer	18. Heating System electric radiant	19. Air Conditioning System sleeves only

SECTION D - INFORMATION CONCERNING LAND OR PROPERTY

1. Date ☐ Acquired ☒ Purchase ☒ Option 5/1/80	2. Price ☒ Purchase ☐ Option \$35,000	3. Additional Cost Paid or Accrued \$ -0-	4. Total Cost \$135,000	5. Outstanding Balance \$135,000	6. Relationship Between Seller and Buyer, Business, Personal or Other Business
7. Site Area 211,600 Sq. Ft.	8. Zoning (If recently changed, submit evidence) H-1	9. If leasehold, show annual ground rent \$ n/a	10. Off-Site Facilities: Public Comm. At Site Feet from Site Water ☒ ☐ ☐ Immed. ft. Sewer ☒ ☐ ☐ adj. to ft. Paving ☒ ☐ ☐ site ft. Gas ☒ ☐ ☐ _____ ft. Electrical ☒ ☐ ☐ _____ ft.	11. Unusual Site Features ☒ None ☐ Poor Drainage ☐ Cuts ☐ Retaining Walls ☐ Fill ☐ Rock Foundations ☐ Erosion ☐ High Water Table ☐ Other _____	12. Special Assessments n/a a. ☐ Prepayable ☐ Non-prepayable b. Principal Balance \$ _____ c. Annual Payment \$ _____ d. Remaining Terms _____ years.

SECTION E - ESTIMATE OF INCOME

Unit Type	No. of Living Units	No. of Units Assisted	Living Area (Sq. Ft.)	Composition of Units	PBE Not in Rent (\$) (Sec. F.1)	Unit Rent per Mo. (\$)	Total Monthly Unit Rent (\$)
0 BR	28	28	415	0 BR, L/DA, Kit, Bath	0	665	18,620
1 BR	108	108	540	1 BR, L/DA, Kit, Bath	0	807	87,156
1 BR-H	8	8	540	1 BR Handicapped, L/DA, Kit, Bath	0	807	6,456
Employee(s) Liv. Units(s)	1	0	750	2 BR, L/DA, Kit, Bath	0	0	
TOTALS	145	144		2. TOTAL ESTIMATED MONTHLY RENTALS FOR ALL LIVING UNITS \$			112,232

3. Number of Parking Spaces ☐ Attended ☐ ☒ Self Park 30 Total Spaces 30	4. Parking and Other Income (Not Included in Rent) Open Spaces _____ @ \$ _____ per month = \$ _____ Covered Spaces _____ @ \$ _____ per month = \$ _____ Laundry 575 Sq. Ft. or Living Units @ 3 per month = \$ 421 Other _____ per month = \$ _____ TOTAL ANCILLARY INCOME \$ 435
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5. Commercial Space (Describe) Area-Ground Level _____ sq. ft. @ \$ _____ per sq. ft./month = \$ _____ Other Levels _____ sq. ft. @ \$ _____ per sq. ft./month = \$ _____ TOTAL COMMERCIAL \$ -0-

6. TOTAL ESTIMATED MONTHLY GROSS INCOME AT 100 PERCENT OCCUPANCY	\$ 112,667
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7. TOTAL ANNUAL RENT (Item 6 times 12 months)	\$ 1,352,004
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8. Floor Area: 125,634 Sq. Ft.	9. Net Rentable Residential Area: 74,260 Sq. Ft.	10. Net Rentable Commercial Area: 0 Sq. Ft.
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SECTION F - EQUIPMENT AND SERVICES (Check Items Included in the Rent, Listed Below)

Equipment: ☒ Range and Oven ☐ Microwave Oven ☐ Refrigerator ☐ Laundry Facilities ☐ In Common Area	☒ Carpet ☐ Drapes ☐ Swimming Pool ☐ Air Conditioning Equip. ☐ Trash Compactor	Services: ☒ Heat ☐ Hot Water ☒ Cooking ☐ Air Conditioning ☐ Lights, etc., in Units ☐ Cold Water	Gas ☐ Elect. ☒ Oil ☐	* PERSONAL BENEFIT EXPENSES (PBE): Check Utilities and Services Not Included in the Rent and Paid Directly by the Tenant: ☐ Electricity ☐ Heating ☐ Gas ☐ Decorating ☐ Repairs ☐ Water Other n/a
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SECTION G - ESTIMATE OF REPLACEMENT COST		SECTION I - ESTIMATE OF ANNUAL EXPENSE	
LAND IMPROVEMENTS		ADMINISTRATIVE	
1. Unusual Land Improvements	\$ -0-	1. Advertising	\$
2. Other Land Improvements	\$ 295,000	2. Management Fee (____%)	\$
3. TOTAL LAND IMPROVEMENTS	\$ 295,000	3. Other	\$
STRUCTURES		4. TOTAL ADMINISTRATIVE	\$
4. Main Buildings	\$ 6,112,000	OPERATING	
5. Accessory Buildings	\$ -0-	5. Elevator Maintenance Exp.	\$
6. Garage	\$ -0-	6. Fuel - Heating	\$
7. All Other Buildings	\$ -0-	7. Fuel - Domestic Hotwater	\$
8. TOTAL STRUCTURES	\$ 6,112,000	8. Lighting and Misc. Power	\$
9. SUBTOTAL (Line 3 plus Line 8)	\$ 6,407,000	9. Water	\$
10. General Requirements (Line 9 x 6.5%)	\$ 416,000	10. Gas	\$
11. SUBTOTAL (Line 9 plus Line 10)	\$ 6,823,000	11. Garbage and Trash Removal	\$
FEES		12. Payroll	\$
12. Builder's General Overhead (Line 11 x 2%)	\$ 136,460	13. Other	\$
13. Builder's Profit (Line 11 x 6.7%)	\$ 460,540	14. TOTAL OPERATING	\$
14. SUBTOTAL (Sum of Lines 11 through 13)	\$ 7,420,000	MAINTENANCE	
15. Bond Premium	\$ 54,000	15. Decorating	\$
16. Other Fees	\$ -0-	16. Repairs	\$
17. ESTIMATED TOTAL COST OF CONSTRUCTION	\$ 7,474,000	17. Exterminating	\$
18. Architect's Fee - Design (Line 14 x 3.7%)	\$ 276,979	18. Insurance	\$
19. Architect's Fee-Supervisory (Line 14 x 1.125%)	\$ 84,080	19. Ground Expense	\$
20. TOTAL FOR ALL IMPROVEMENTS (Sum of Lines 17 through 19)	\$ 7,835,059	20. Other	\$
21. Cost per Gross Square Foot (Line 20 divided by Item 8, Section E)	\$	21. TOTAL MAINTENANCE	\$
22. Construction Time 18 Months Plus 2 = 20 Months		22. Replacement Res.: New Const. = (.006 x Line 8, Sec. G Total Struct.) Rehab = (.004 x Mort/Loan Requested in Sec M)	\$
CHARGES AND FINANCING DURING CONSTRUCTION		23. SUBTOTAL EXPENSES (Sum of Lines 4, 14, 21 and 22)	\$
23. Interest on \$ 4,420,850 @ 9.25% for 20 Months	\$ 681,548	24. Real Estate: Est. Assessed Value = \$ at \$ per \$1000 = \$	
24. Taxes	\$ 10,000	25. Personal Prop. Est. Assessed Value = \$ at \$ per \$1000 = \$	
25. Insurance	\$ 13,259	26. Employee Payroll Tax	\$
26. HUD/FHA Mtg. Ins. Pre. (0.5%)	\$ -0-	27. Other	\$
27. HUD/FHA Exam. Fee (0.3%)	\$ -0-	28. Other	\$
28. HUD/FHA Insp. Fee (0.5%)	\$ -0-	29. TOTAL TAXES	\$
29. Financing Fee (____%)	\$ -0-	30. TOTAL EXPENSES (Line 23 plus Line 29)	\$ 421,650
30. FNMA/GNMA Fee (____%)	\$ 0	31. Avg. exp. per unit per annum (PUPA) (Line 30 divided by TOTAL Item 7 Sec. C)	\$ 2907.00
31. AMPO (2.0%)	\$ -0-	SECTION J - TOTAL SETTLEMENT REQUIREMENTS	
32. Contingency (Sec. 202) x 2% = 176,834		1. Development Costs (Line 45, Section G)	\$ 8,826,700
33. Title and Recording	\$ 31,500	2. Cash Req. for Land Debt/Acquisition	\$ 135,000
34. TOTAL CHARGES AND FINANCING	\$ 913,141	3. SUBTOTAL (Lines 1 plus 2)	\$ 8,961,700
LEGAL, ORGANIZATION AND AUDIT FEE		4. Mortgage Amount \$8,906,000	
35. Legal	\$ 15,000	5. Development/Cash (Lines 3 minus 4) +/-	\$ 55,700
36. Organization	\$ 5,000	6. Initial Operating Deficit	\$ -0-
37. Cost Certification Audit Fee	\$ 4,000	7. Discount Costs	\$ -0-
38. TOTAL LEGAL, ORG. AND AUDIT FEE	\$ 24,000	8. Interest Yield Costs	\$ -0-
39. Builder's and Sponsor's Profit and Risk	\$ -0-	9. Working Capital (2% of Mortgage Amount)	\$ -0-
40. Consultant Fee (Nonprofit Only)	\$ 40,000	10. Min. Capital Investment (Sec. 202)	\$ 10,000
41. Supplemental Management Fund	\$ 14,500	11. Off-Site Construction Costs	\$ -0-
42. Contingency Reserve (Rehabilitation Only)	\$ -0-	12. Non-Mortgagable Relocation Expenses	\$ 0
43. Relocation Expenses	\$ -0-	13. Other	\$ 0
44. Other	\$ -0-	14. TOTAL ESTIMATED CASH REQUIRED (Sum of Lines 5 through 13)	\$ 65,700
45. TOTAL ESTIMATED DEVELOPMENT COST (Lines 20 + 34 + 38 through 44)	\$ 8,826,700	FUNDS AVAILABLE FOR CASH REQUIREMENTS	
46. Land (Estimated Market Price of Site) 211,600 sq. ft. @ \$ 1.56 per sq. ft.	\$ 332,016	15. Source of Cash:	
47. TOTAL ESTIMATED REPLACEMENT COST OF PROJECT (Line 43 plus Line 44)	\$ 8,961,700	a. Sponsor	\$ 206,661
48. Average Cost per Living Unit \$ 60,978 (mortgage request)		b.	\$ -0-
SECTION H - ANNUAL INCOME COMPUTATIONS		c.	\$ -0-
1. Estimated Project Gross Income (Line 7, Section E, Page 1)	\$ 1,352,004	SUBTOTAL (a + b + c)	\$
2. Occupancy (Entire Project)	97%	16. Source of Fees and Grants:	
3. Effective Gross Income (Line 1 x Line 2)	\$ 1,311,444	a.	\$ -0-
4. Total Project Expenses (Line 30, Section I)	\$ 421,650	b.	\$ -0-
5. Income to Project (Line 3 minus Line 4)	\$ 889,794	c.	\$ -0-
6. Expense Ratio (Line 4 divided by Line 3)	31.6%	SUBTOTAL (a + b + c)	\$ -0-
		17. TOTAL Cash, Fees and Grants (Sum of Items 15 plus 16)	\$ 206,661

*Includes 206,661 sponsor contribution
**See Farnsworth Trust letter previously submitted.

SECTION K - NAMES, ADDRESSES AND TELEPHONE NUMBERS OF THE FOLLOWING

☐ Sponsor, ☐ Mortgagor, ☒ Borrower, ☐ Owner

Name: Council of Elders Housing Corpora-
tion
Address: 2055 Columbus Avenue
Roxbury, Mass. 02119
Telephone Number: (617)422-4265 ZIP Code: 02119

2. Sponsor

Name: Council of Elders, Inc.
Address: 2055 Columbus Avenue
Roxbury, Mass.
Telephone Number: (617)422-4265 ZIP Code: 02119

3. ☒ Consultant, ☐ Agent, ☐ Other Authorized Representative

Name: Curtis, Thaxter, Lipez, Stevens
Address: Broder & Micoeau
One Canal Plaza, Post Office Box 7320
Portland, Maine 04112
Telephone Number: (207)775-2361 ZIP Code: 04112

4. General Contractor

Name: John B. Cruz Construction Co., Inc.
Address: 10 Fairway Street
Mattapan, Mass.
Telephone Number: (617) 296-5040 ZIP Code: 02126

5. Sponsor's Attorney

Name: Bowkers, Elmes, Perkins, Meccas &
Gerard
Address: One Federal Street
Boston, Mass.
Telephone Number: (617)426-0406 ZIP Code: 02116

6. Architect

Name: Stull Associates, Inc.
Address: 100 Boylston Street
Boston, Mass
Telephone Number: (617) 426-0406 ZIP Code: 02116

SECTION L - APPLICATION (SAMA and Feasibility Letter)

A. The Undersigned certifies that: (1) He/She is legally authorized to represent the entity(ies) identified below with respect to all transactions pertaining to this application and all matters related to it; (2) Any and all action(s) by the undersigned is/are legally binding on the principal(s) and the entity(ies) being represented; (3) He/She is familiar with the provisions of the regulations issued by the Department of Housing and Urban Development (HUD) pursuant to the above-identified Section(s) of the respective Housing Act(s); (4) to the best of his/her knowledge and belief, the entity(ies) identified below has/have complied, or will be able to comply, with all the requirements of the regulations which are a prerequisite with respect to participation in the program(s) selected; (5) The principal(s) of the entity(ies) identified below are familiar with the specific provisions of the Right to Financial Privacy Act of 1978; (6) the principal(s) is/are aware that disclosure of certain financial information will be required by HUD in the course of processing this application; (7) That he/she has made a physical inspection of the property and, in his/her opinion, the site plan submitted conveys a concept which can be reasonably followed in practice; (8) The proposed construction will not violate recorded zoning ordinances or restrictions; (9) To the best of his/her knowledge and belief no information or data contained herein or in the exhibits or attachments submitted herewith, are in any way false or incorrect and that they are truly descriptive of the project or property which is intended as security for the proposed mortgage loan and/or is presented for consideration with respect to the request for approval of a Housing Assistance Payments Contract.

B. The Undersigned assures and agrees that: (1) Pursuant to the regulations and the related requirements of HUD neither the entity(ies) identified below, nor anyone authorized to act on its/their behalf, will decline to sell, rent or otherwise make available any of the property or housing in the project, identified herein, to a prospective purchaser or tenant because of race, color, religion, sex, or national origin; (2) The entity(ies) identified below will comply with Federal, State and local laws and ordinances prohibiting discrimination; and (3) Failure or refusal to comply with the requirements of either (1) or (2) shall constitute sufficient basis for the Commissioner to reject requests for future business with the identified entity(ies) or to take any other action that may be appropriate.

C. ☐ Herewith is a check for \$ _____ in payment of the required fee for a SAMA letter.

Principal Contact:

Signed: _____ Date: _____

Telephone Number:

On Behalf of: ☐ Sponsor, ☐ Mortgagor, ☐ Borrower, ☐ Owner

SECTION M - TO THE FEDERAL HOUSING COMMISSIONER

☐ 1. Request for Mortgage Insurance:

Request is hereby made for a ☐ CONDITIONAL COMMITMENT ☐ FIRM COMMITMENT to provide mortgage insurance on a loan, which will involve: ☐ Insurance of Advances During Construction ☐ Insurance Upon Completion, with respect to a principal loan of \$ _____ which will bear interest at the rate of _____ % on the Construction Loan and _____ % on the Permanent Loan.

The undersigned mortgagee requests consideration for mortgage insurance pursuant to the provisions of Section _____ of the National Housing Act, and the HUD regulations applicable thereto. Said insurance is being requested to cover a loan which is to be secured by a first mortgage on the property described herein. After examining the proposed security, the undersigned considers such project to be desirable and is interested in making a loan in the principal amount and at the interest rate stated above. The loan will require repayment of the principal over a period of _____ months (_____ years) in accordance with an amortization plan acceptable to you.

It is understood and agreed that the actual financing fee (Item G-29) will not exceed _____ % of your commitment amount. Presented herewith is a check for \$ _____ which is in payment of the application fee required by HUD regulations.

☐ 2. Request for Approval of Housing Assistance Payments Contract (Section 8):

The undersigned owner requests your consideration with respect to approving a Housing Assistance Payments Contract pursuant to Section 8 of the U.S. Housing Act of 1937, as amended, and the related regulations applicable thereto. Submitted herewith is a proposal which defines the scope of the improvements and the type and quality of the housing which will be provided on the property described herein. Said property, upon completion of the improvements, will comply with the applicable standards and related regulations of the Department of Housing and Urban Development. Such proposed housing is being offered for lease, to eligible tenants at the stated contract rents, pursuant to the provisions of the regulations pertaining to the above-referenced U.S. Housing Act.

☐ 3. Request for a Section 202 Loan: Principal Amount \$ 8,906,000 @ Permanent Interest Rate of 9.25 % Pursuant to Section 202 of the Housing Act of 1959, as amended, and the regulations applicable thereto, the undersigned borrower hereby requests a loan in the principal amount and at the interest rate stated above. The proceeds of the loan are to be used for development of the property described herein. The scope of the development of the property will be consistent with that information pertaining to improvements, submitted for your consideration. The loan is to be secured by a first mortgage on the property described herein. The principal amount of the loan will be repaid over a period of 480 months (40 years) in accordance with an amortization plan acceptable to you.

Name and Address of Mortgagee

Principal Contact

Telephone Number

Signed (Proposed Mortgagee) (Use with Item 1)

Date

Signed (Owner-Item 2) (Borrower-Item 3)

Date

Janet D. Porter

7/11/83

ATTACHMENT

<u>SPACE</u>	<u>SQUARE FOOTAGE</u>
Meeting Room	800 sq. ft.
Recreation Room	880 sq. ft.
TV/Game Room	575 sq. ft.
Kitchen	150 sq. ft.
Vending Area	<u>90 sq. ft.</u>
TOTAL:	2,575 sq. ft.

MEMORANDUM

NOVEMBER 3, 1983

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: WASHINGTON PARK URBAN RENEWAL AREA
DISPOSITION PARCEL I-8
FINAL DESIGNATION OF REDEVELOPER AND
APPROVAL OF FINAL WORKING DRAWINGS
AND SPECIFICATIONS

On May 1, 1980, the Authority approved the tentative designation of Council of Elders, Inc. as Redeveloper of Disposition Parcel I-8 in the Washington Park Urban Renewal area. The correct name for the Redeveloper under said tentative designation should have read Council of Elders Housing Corporation.

The Authority this date approved the Report and Decision of a 121A application by Council of Elders Housing Corporation for a project calling for construction of 145 units of elderly housing on Parcel I-8 in a seventeen story brick building in the Washington Park Urban Renewal area.

The Council of Elders Housing Corporation is a non profit organization sponsored by the Council of Elders, Inc. of Roxbury, Massachusetts.

The estimated cost of the project is \$9.1 million to be financed under the Department of Housing and Urban Development Section 202 Direct Loan Program and from a commitment by the State Street Bank of Boston as Trustee of the Charles H. Farnsworth Trust.

The Project Architectural firm Stull Associates, Inc. of Boston has submitted a set of final plans and specifications, which have been reviewed and approved by the Authority's Urban Design Department. The general contractor is John B. Cruz Construction Company, Inc. of Mattapan, Massachusetts.

The development will provide much needed elderly housing and employment for the City. It is, therefore, recommended that the Authority finally designate Council of Elders Housing Corporation as Redeveloper of Disposition Parcel I-8 in the Washington Park Urban Renewal area and approve the final working drawings and specifications by voting the attached Resolution.

WASHINGTON PARK URBAN RENEWAL AREA
MASS R-24
LOCATION MAP
DISPOSITION PARCEL I-3

